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TRANSFER
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WARRANTY DEED
Statutory Short Form

We, **EDMOND J. ROY and PRISCILLA A. ROY** of RFD #3, P.O. Box 443, Winslow, Maine, 04901, for consideration paid, grant to **PHILIPPE F. HEBERT and PATRICIA HEBERT** of 5 Williams Street, Waterville, Maine, 04901, with **Warranty Covenants**, the land in Waterville, Kennebec County, Maine, bounded and described as follows; to wit:

A CERTAIN LOT or parcel of land, with building thereon, situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

UNIT 3, second floor left, of the building known as 111 Drummond Avenue, Waterville, Maine, consisting of a living room, kitchen and dining area, two bedrooms, hallway, bathroom, outside parking stall and related fixtures and accessories, which unit is more fully described in Section IV of the Declaration of Condominium of Colonial Village Apartments recorded November 17, 1978 in Kennebec Registry of Deeds, Book 2164, Page 316, and also as described in certain Plans of Colonial Village Apartments recorded November 17, 1978 in Kennebec Registry of Deeds, File No. E78259 and No. E78260 to which reference may be had for a more particular description; together with a one-fourth (1/4) equal and undivided portion of the limited common areas and a one-twentieth (1/20) equal and undivided portion of the common areas as defined in Section V of the AMENDMENT TO DECLARATION OF CONDOMINIUM & BY-LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in Kennebec Registry of Deeds, Book 2262, Page 41, and also a one-twentieth (1/20) equal and undivided fee in a certain parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

COMMENCING at the southeasterly line of Drummond Avenue in the southerly line of Greenwood Street; thence running S 28 degrees 42 minutes 18 seconds E along the southerly line of Greenwood Street 138.30 feet, more or less, to the westerly line of Deer Park Street, so-called; thence running S 39 degrees 41 minutes 00 seconds W along the northwesterly line of Deer Park Street 576.17 feet, more or less, to the northeasterly line of right-of-way; thence running N 27 degrees 27 minutes 59 seconds W along said right-of-way and along Mitchell Street, so-called, a private way 363.61 feet, more or less, to the southeasterly line of Drummond Avenue; thence running in a northeasterly line along Drummond Avenue 527.97 feet, more or less to the point of beginning.

COLONIAL VILLAGE APARTMENTS and the Unit conveyed herein are governed by the above referenced Declaration of Condominium and the By-Laws of Colonial Village Apartments Associates, which By-Laws are recorded in Kennebec Registry of Deeds, Book 2164, Page 326, as amended by the FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM & BY-LAWS OF COLONIAL VILLAGE APARTMENTS dated October 25, 1979 and recorded in said Registry in Book 2262, Page 41, and SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM & BY-LAWS OF COLONIAL VILLAGE APARTMENTS dated June 12, 1987 and recorded in said Registry in Book 3177, Page 283.

BEING a part of the same premises conveyed to Edmond J. Roy and Priscilla A. Roy by Warranty Deed of Anthony F. Poulin dated

September 30, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2617, Page 146.

WITNESS our hands and seals this 15th day of March , 1988.

Signed, Sealed and Delivered
in the presence of:

Derwood W. Works

Edmond J. Roy
EDMOND J. ROY

Derwood W. Works

Priscilla A. Roy
PRISCILLA A. ROY



STATE OF MAINE
COUNTY OF

Dated: March 15 , 1988

Then personally appeared the above named EDMOND J. ROY and PRISCILLA A. ROY and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Derwood W. Works
Notary Public
Print Name

RECEIVED KENNEBEC SS.

1988 MAR 17 AM 9:00

ATTEST: James C. Thomas
REGISTER OF DEEDS

DERWOOD W. WORKS, Notary Public
My commission expires 9/6/1993